



## NEXT GENERAL MEETING



**Tuesday, January 15, 7:30 p.m.**

*Mount Eagle Elementary Stage (by the gym)*

*Topic: Huntington Club will present the proposed condo area redevelopment plans and recommendations*

## JMCA EVENTS

**Tuesday, February 19:  
General Board Meeting**

Open to the Public

*Location details will be posted on the JMCA website*

## JMCA ON THE WEB

**Website:** <http://www.jeffersonmanor.org>

**Listserv:** <http://groups.yahoo.com/group/jeffersonmanor>

**Parents group:** <http://groups.yahoo.com/group/jeffersonmanorparents>

**Facebook:** Search Facebook groups for Jefferson Manor Citizens Association

**Nextdoor.com:** [https://jeffersonmanorva.nextdoor.com/news\\_feed/](https://jeffersonmanorva.nextdoor.com/news_feed/)

## President's Letter

Happy 2013, Jefferson Manor!

No new year starts without taking stock of how far we have come, if only to get a better idea of where we are heading. And JMCA's 2012 came to a close with great news.

Thanks to the leadership of JMCA Board member Kat Sumida, Jefferson Manor was awarded one of the Fairfax County Neighborhood Improvement grants. We applied for this with the hopes of checking off two major priorities for the community, a sign at the entrance to the neighborhood, and seed money to start our tree replenishment program. These, along with a neighborhood cleanup, are going to be a major focus for us moving forward.

The JMCA is also in the final stretch to complete the comprehensive plan amendment for the current strip mall and adjoining apartments. The land use task force and county staff presented the recommendations at the November meeting, and the JMCA Board voted its approval at our December meeting. While we still have several hurdles to clear, the hardest work is behind us.

Thanks to the dedication of our land use task force, we now have a modern, realistic set of priorities for future redevelopment, that will hopefully be presented to the county Board of Supervisors this spring.

2013 will certainly continue to bring change to our area, as redevelopment efforts pick up pace. The one that will have the greatest impact on us will be centered on the existing Huntington Club condos. This dense, mixed-use project will dramatically change the Huntington and North Kings Highway corridors. We have built a good working relationship with the folks driving this project, and are thrilled to have them present their vision at our January 15 meeting.

We are also working toward expanding our social and community activities this year. New resident Courtney Phillips saw the energy and commitment of the JMCA, and immediately wanted to have an impact on her new neighborhood. She will be heading up our social committee this year with an energy that will pay off for everyone. If you are interested in helping with social events, please drop us a line.

What ties all of these together is the simple concept of leadership. Individuals in our community saw a need, and stepped up to make something happen for the greater good. Without your time, effort, and membership, the JMCA would be a shell of its potential. It could be as simple as signing up for a membership for the first time, coming to our public meetings, or as involved as joining our committees or board of directors. If you want to make Jefferson Manor a better place, the JMCA has a need to fit your time and abilities.

Best wishes,

*Chris Soule*

*President, Jefferson Manor Citizens Association*

*[president@jeffersonmanor.org](mailto:president@jeffersonmanor.org)*



**About JMCA**

JMCA is a volunteer citizens' group devoted to the betterment of the Jefferson Manor neighborhood. Membership is \$20 annually, paid at the membership meetings or to JMCA, P.O. Box 4104, Alexandria, VA 22303. JMCA membership is annual, from January to December. For more information, visit: *www.JeffersonManor.org* or email us at: *info@JeffersonManor.org*.

**JMCA Board Members**

(4/2012–3/2013)

Chris Soule, President  
*President@JeffersonManor.org*

Julie Upham, Vice President  
*VP@JeffersonManor.org*

Shawn Ulrick, Treasurer  
*Treasurer@JeffersonManor.org*

Amanda Allen, Secretary  
*Secretary@JeffersonManor.org*

Brian Allen, Director

Ashley Davis, Director

Kat Sumida, Director

Maeve Ulrick, Director

Roberta Zimmerman, Director

**JMCA Activities**

Neighborhood Watch  
*watch@JeffersonManor.org*

Home Improvement Committee  
*homeimprovement@JeffersonManor.org*

Land Use Committee  
*landuse@JeffersonManor.org*

Parents' Group  
*parents@JeffersonManor.org*

Social Committee  
*social@JeffersonManor.org*

Transportation Committee  
*transportation@JeffersonManor.org*

Website Committee  
*website@JeffersonManor.org*

**Neighborhood News Newsletter**

Please direct any requests or questions about Neighborhood News to: *newsletter@JeffersonManor.org*

Kristina Mann, editor-in-chief  
Kelly Marshall, distribution

## Jefferson Manor CSA

CSA stands for “community supported agriculture” and is a great way to invest in your local farming community and shorten the path from farm to table. If you are interested in a weekly delivery of farm-fresh produce, we are gathering a group of Jefferson Manor residents to join the CSA at Slow Grown in Virginia, a farm located in Woodford, VA (Brian and Kim Criley, 804-944-1966, *slowgrowninva@yahoo.com*, *slowgrowninvirginia.com*).

The cost of a share is \$550 for 12 weeks (for the Summer harvest), and each share is a half-bushel. The produce will vary as the season changes. Typical shares are listed on the Slow Grown in Virginia website. There are additional items for purchase, such as poultry and eggs, that can be delivered with your share. Once everyone has signed up, the Crileys will schedule an orientation in Jefferson Manor prior to the start of deliveries. They will also bring a selection of products for sale each week for anyone interested in extras (grains, flours, soaps, etc.).

The drop point will be at 5823 Monticello Road. To insure we have enough families, we are asking for sign-ups to be completed by February 1. You can either put down a deposit of \$275 with the balance due by orientation, or pay the entire fee up front for a discount of \$50. For additional information, please email Autumn Parker (*alhparker@gmail.com*).

## JMCA Pot Luck Holiday Party Connects Neighbors

On December 8, JMCA held its Annual Pot Luck Holiday Party. This year, we teamed up with the Fairhaven community to help build the bonds between our neighborhoods. The party was held at the Fairhaven Community Center across North Kings Highway, and was well-attended by neighbors from both Jefferson Manor and Fairhaven. The Community Center was filled with a great group of old and new friends, long-time residents, and new arrivals. The kids enjoyed

having a little extra room to run and play, and everyone enjoyed the delicious goodies brought by everyone to share.

Our Fairhaven neighbors are in the process of reviving their civic association, and this was one of their first events. As with many of the local neighborhoods, they look to Jefferson Manor as a model of what a great civic organization and community can be. The Holiday Party was a great opportunity for our two neighborhoods to join together to share holiday cheer and community spirit, and it was a great success!

### JMCA Neighborhood News 2013 Advertising Rates

Pricing per issue

full page: \$210

1/2 page: \$110

1/4 page: \$60

1/8 page: \$35

For information email  
*Newsletter@Jeffersonmanor.org*.

## Progress on Huntington Club Redevelopment

On October 26, the Fairfax County Department of Planning and Zoning published a positive recommendation on the proposed redevelopment of the Huntington Club property. After considering area roads, schools, parks, and environmental issues, the county staff recommended a mixed-use redevelopment with about 75% residential, 20-25% office, and 0-5% hotel uses. They suggested adding 50,000 square feet of ground-floor retail space, for a total of 192,000 square feet of retail within the Huntington transit development area. The floor-area ratio of 3.0 is consistent with other approved projects in the area and takes into account Huntington Club's location adjacent to the Metro station.

Redevelopment of this ideally situated property advances Fairfax County's goals for transit-oriented redevelopment and provides a center of gravity for new residential areas that are currently isolated at the northern and southern ends of the Metro station. Transit-oriented redevelopment throughout the DC area has revitalized neighborhoods, created a market for new shops and restaurants, brought new jobs, and raised the property values of stable residential communities nearby.

Huntington Club submitted its Comprehensive Plan amendment nomination in September of 2009, with a petition of support from 84% of unit owners. The unit owners' association funded a two-year traffic study, which evaluated present and future traffic throughout Huntington in much more detail than was previously available. Most impacts to area roads and intersections are related to background traffic and to projects that are already included in the Comprehensive Plan. This traffic study has motivated the Fairfax County Department of Transportation to undertake a Small Area Study, which will recommend specific transportation improvements for Huntington. Most of these improvements will be needed with or without Huntington Club redevelopment, and each project in the Comprehensive Plan will contribute some funding toward them.

The Fairfax County planning staff included two major conditions in their recommendation. First, they set a goal of 45% reduction in single-occupant vehicle trips from the redeveloped Huntington Club. These trip reductions will include Metro, other mass transit, ride-sharing, bicycle, and pedestrian trips that would otherwise be made by car. Second, they recommended placing the tallest building (up to 200 feet) at the northeast corner of the property, at the bottom of the hill and next to Metro along Huntington Ave. Building heights would taper down to the south and west, with a limit

## Neighbor News

- ▶ Adam and Ashley Davis of Fairhaven Avenue welcomed new daughter Emma Julia Davis on December 6. Emma weighed in at 8 pounds, 4 ounces and measured 20.5 inches.



- ▶ Catherine and Andrew Graf, also of Fairhaven Avenue, welcomed their new daughter Abigail Leigh Graf on December 19.



When you can't "DIY" let "DDI" ...

### DONNIE DO IT!

**Donald Ray Bryant**

30 years experience

**Plumbing, Painting, and Handyman Services**

Conveniently located in the  
Jefferson Manor Neighborhood

571-318-0908 or [DonnieBryant12@aol.com](mailto:DonnieBryant12@aol.com)  
[www.donnedoit.com](http://www.donnedoit.com)

of 55 feet along North Kings Highway and Kathryn Street (the current buildings are four stories high). A vegetative buffer would separate Huntington Club from homes along Kathryn Street. Stormwater control structures would also be included.

Huntington Club will present the proposed redevelopment and staff recommendations to Jefferson Manor on Tuesday, January 15 at 7:30 p.m. at the JMCA General Meeting held in the Mt. Eagle Elementary cafeteria. A hearing by the Fairfax County Planning Commission is scheduled for January 24. If the Board of Supervisors approves the amendment on February 26, then Huntington Club plans to begin a developer selection process in 2013. Allowing time for that process and the subsequent rezoning, the earliest possible construction would be in 2016.

The staff report is available online here: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/amendments/09-iv-2mvand09-iv-27mv.pdf>

*Ross Irwin, President  
Huntington Club condominium  
January 1, 2013*

## The Core of the Matter

As we enter 2013, we may consider making positive changes in our lives. Often we make resolutions to improve or change something in our life. While we intend to keep these resolutions often life gets in the way and our resolutions may fall to the wayside. In yoga, we talk about acting from our seat of power or navel center. When our navel center is strong, we are able to put our goals into action. Strengthening the core improves our posture, helps us to stand taller, look thinner, and that can help us feel more confident. Each year, each day, and each decision is an opportunity to renew our resolution. Perhaps we waiver but we are given the chance to try again. Want to strengthen your core and give yourself an edge on putting your dreams into action? Try boat pose!

Option 1: sit on the floor, balanced on your sits bones with your knees bent and soles of the feet on the floor. Sit tall, extending the crown of the head to the ceiling, tailbone to the floor. Extend your arms and raise them up so they are parallel to the floor with the palms facing one another. Breathe long and deep through the nose.

Option 2: begin as in Option 1. On an inhale, raise the feet of the ground so the shins are parallel to the floor.



**NoVA Yoga**  
*exercise & fun for everyone*  
[www.novayogi.com](http://www.novayogi.com)  
 571.357.2218  
 child & me classes, gentle yoga classes  
 corporate & private sessions

Option 3: from Option 2, extend the feet up into the air, making a V with the body.

Practicing with kids? Have your little one balance on your shins or sit with you and sit in cross legged position. Show them how to move their arms as if they were rowing. Sing *Row, Row, Row Your Boat*.

Begin holding boat pose for 30 seconds working up to 1 minute. Rest for 30 seconds on your back and then take boat pose again for a total of 3 times each time you practice.

—Natalie Arbuckle, [www.novayogi.com](http://www.novayogi.com)



## JEFFERSON MANOR'S REAL ESTATE MARKET REPORT FOR THE WINTER OF 2013

Status	Address	BR	BA	List\$	Sold\$	Settled
Sold	2707 Fairhaven	2	1	\$342000	\$338000	12/21/2012
Sold	2810 Farmington	2	2	\$389000	\$380000	12/7/2012
Sold	5839 Edgehill Dr	2	2	\$375000	\$375000	11/30/2012
Sold	6001 Williamsburg	2	1	\$339500	\$338500	11/16/2012
Sold	2618 Jefferson	2	2	\$359000	\$356100	11/31/2012
Sold	2712 Albemarle	2	2	\$335000	\$335000	10/26/2012
Sold	2840 Fairhaven	2	1	\$260000	\$258000	10/19/2012
Sold	5923 N Kings Hwy	2	1	\$280000	\$280000	10/10/2012



**Tom Rickert is a resident & Jefferson Manor Specialist with over 200+ sales and rental transactions around The Huntington METRO!**

Phone—703-447-7901  
 Email—[realtor@crosslink.net](mailto:realtor@crosslink.net)

Information provided by area Metropolitan Regional Information Systems. It may contain sales not made by this Coldwell Banker agent or Coldwell Banker. Information deemed reliable, but not guaranteed.

Thinking of Selling or Renting? In this market, the most important decision you make is who to work with! Now offering property management & tenant screening services.

# COLOR FLOORING KITCHEN & BATH DESIGN CENTER

5739 Telegraph Road Alexandria VA 22303 703-960-0220

[WWW.COLORFLOORING.COM](http://WWW.COLORFLOORING.COM)

Hours: Monday-Saturday 10AM - 6PM Sunday-Closed

We provide complete in-house kitchen & bath remodeling  
from framing to the fixtures

UPTOWN SERVICE AT NEIGHBORHOOD PRICES



In your  
neighborhood  
for over  
20 years

Wellborn Cabinets



Exotic &  
Eco-friendly  
Flooring  
Cork  
Bamboo  
Marmoleum

Ceramic &  
Porcelain Tile

BR111 - Exotic  
Hardwood Flooring

Granite Counter  
Top & Back Splash

Fine Carpeting - Rivington - Ohno - Hibernia - Fiberworks  
Vinyl Sheet & Tile  
Solid & Engineered Hardwoods

## JMCA 2012 Budget Update

Here's a look at 2012 JMCA membership and finances:

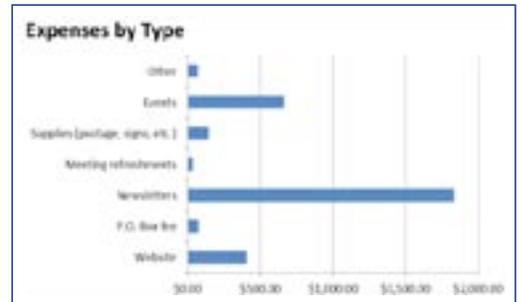
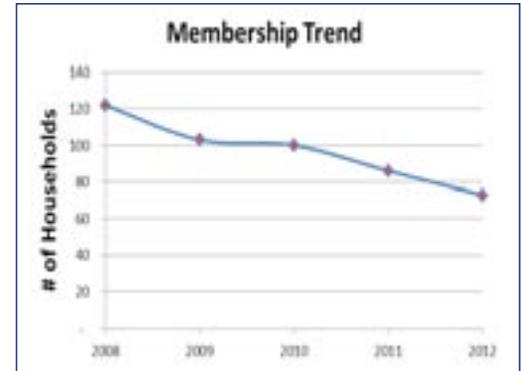
This year, the largest source of funding is from memberships and donations. Despite this, membership is way down. In 2012 we had only 73 member households. Year 2012 marks at least the fifth year of a decline. JMCA is very fortunate to have a solid bank balance, but this financial health depends on you. Please renew your membership today! Plans for neighborhood improvements next year will likely eat into our balance. (Year 2012 revenue from memberships: \$1925.03.)

Fortunately, despite the drop in membership rolls, we finished 2012 with a little more money in the bank than we started. Strong advertising sales made up for the lackluster membership rolls. Please patronize merchants and businesses that advertise in our newsletter. Tell them you saw their ad and thank them for supporting our neighborhood. Another motivation to support our advertisers: many of them live in our neighborhood and often contribute in to Jefferson Manor in non-monetary ways, as well! (Year 2012 revenue from ad sales: \$1895.00)

More important than money is time. Please volunteer for JMCA. Step forward and arrange an activity. Help maintain our website (it's getting a little dated). Even simpler: Attend our meetings.

A final note: I extend my sincerest gratitude to realtor Tom Rickert and Color Flooring Kitchen & Bath Design for being long-running, loyal advertisers. For several years running, each has purchased a half- or full-page ad. It's a great contribution to our neighborhood.

—Shawn Ulrick, JMCA Treasurer



2011 Total Revenues: \$4545.00  
 2011 Total Expenses: \$4055.03  
 End-of-Year Bank Balance: \$6990.42

2012 Total Revenues: \$3615.03  
 2012 Total Expenses: \$3200.53  
 End-of-Year Bank Balance: \$7545.17

**2008 Membership: 122 Households**  
**2009 Membership: 103 Households**  
**2010 Membership: 100 Households**  
**2011 Membership: 86 Households**  
**2012 Membership: 73 Households!!**



### Jefferson Manor Citizens Association

Any residents of the Jefferson Manor subdivision over the age of 18 and non-resident owners of property in the Jefferson Manor subdivision are entitled to membership in the Jefferson Manor Citizens Association. Membership dues are \$20 per household (\$10 for seniors) per calendar year. Complete this application & mail with a check or money order to:

JMCA  
 P.O. Box 4104  
 Alexandria, VA 22303

Visit the JMCA website at  
<http://www.jeffersonmanor.org>  
 for a color version of this newsletter.

### 2013 MEMBERSHIP APPLICATION

Renewal (\$20)    New Member (\$20)    Senior (\$10)

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

I have included an additional \$\_\_\_\_\_ as a donation to JMCA to help with the publication cost of Neighborhood News.

TOTAL ENCLOSED: \$\_\_\_\_\_  Check/money order  Cash

I am willing to help deliver newsletters (once every other month).

I am interested in the following:

- JMCA Website    Social Committee    Home Improvement Committee  
 Green Committee    Transportation issues    Land Use issues  
 Neighborhood Watch    Newsletter

Other notes: